

MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)

File Number: SEP20-00004
Applied: May 1, 2020
Issue Date: June 11, 2021
Applicant: City of Issaquah, Public Works Department
Lead Agency: City of Issaquah

Description of Proposal: Medici Architects proposes to construct a 16-unit townhome project within three individual buildings on a currently vacant lot measuring approximately 24,898 square feet. Units would range from approximately 1,500 square feet to 2,000 square feet, and all units would be designed with rear-loading garages with a common driveway providing access to the garages. Improvements to support the development include wet and dry utilities; 29 vehicular private parking spaces; seven bicycle parking spaces, one motorcycle parking space; and landscaping to comprise of street trees, on-site trees, shrubs, and groundcovers.

The project would also involve circulation improvements including a Through Block Passage measuring 20 feet in width; and frontage improvements consisting of an eight-foot sidewalk, six-foot landscape strip, eight-foot parking lane, five-foot bicycle lane, and 10-foot travel lane.

Location of Proposal: 683 NW Locust Street, Issaquah, WA

Determination: The City of Issaquah's SEPA Responsible Official has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed Environmental Checklist prepared April 24, 2020, and the supplemental information provided with the project application on file with the lead agency. This information is available to the public upon request.

The project planner is Daniel Martinez, who may be contacted at (425) 837-3124 for further information.

Mitigation Measures: The following SEPA mitigation measures shall be deemed conditions of the approval:

1. The applicant shall construct frontage improvements consisting of an eight-foot sidewalk, six-foot landscape strip which must include street trees, an eight-foot parking lane, a five-foot bicycle lane, and a 10-foot travel lane.
2. A Flood Hazard Permit shall be required prior to construction of any improvements on the property.
3. The applicant shall mitigate for potential impacts on public services and bicycle and pedestrian facilities. The current mitigation fee is \$661.45 per multi-family unit for general government; \$246.96 per multi-family unit for the police mitigation fee; and \$698.29 per unit for the bicycle and

pedestrian mitigation fee. The mitigation fees shall be assessed with issuance of the building permits and the actual fee amount will be the adopted fee in effect at the time of permit issuance. Applicant objections to the voluntary payment should be made during the SEPA comment period.

Minnie Dhaliwal

Minnie Dhaliwal, SEPA Responsible Official
City of Issaquah
1775 12th Ave NW
Issaquah, WA 98027
(425) 837-3430

6/11/2021

Date

Comment and Appeal Procedures: This MDNS is issued under WAC 197-11-350 and 197-11-680. There is a 21-day combined comment and appeal period for this determination, between June 12, 2021, to July 2, 2021. Anyone wishing to comment may submit written comments to the Responsible Official. The Responsible Official will consider the determination based on timely comments. Any person aggrieved by this determination may appeal by filing a Notice of Appeal with the City of Issaquah Permit Center. Appellants should prepare specific factual objections. Copies of the environmental determination and other project application materials are available from the City of Issaquah Community Planning and Development Department, 1775 12th Avenue NW.

Appeals of this SEPA determination must be consolidated with appeal of the underlying permit, per IMC 18.04.250.

Cc: Jennifer Kim, Medici Architects
Washington State Department of Ecology
Snoqualmie Indian Tribe
Washington State Department of Fish and Wildlife
Washington State Department of Archeology and Historic Preservation (DAHP)
Parties of Record
Muckleshoot Indian Tribe
U.S. Army Corps of Engineers

FINAL STAFF EVALUATION FOR ENVIRONMENTAL CHECKLIST

File No: SEP20-00004

I. SUMMARY OF PROPOSED ACTION

The proposal entails the construction of 16 new townhome units within three buildings. Site construction would include associated utilities, landscaping, and right-of-way improvements.

II. GENERAL INFORMATION

Project Name: McFadyen Townhomes

Applicant: Medici Architects
Attention: Jennifer Kim
11711 SE 8th Street, Suite 100
Bellevue, WA 98005

Location: 683 NW Locust Street, Issaquah, WA

Zoning: Mixed Use Residential (MUR)

**Comprehensive
Plan Designation:** Multifamily Residential

The following information was considered as part of review of this application:

1. SEPA Environmental Checklist prepared April 24, 2020.
2. Geotechnical Engineering Study prepared by GEO Group Northwest, dated April 22, 2015.

NOTE: Technical reports referenced above may not be attached to copies of this decision. Copies of exhibits, reports, attachments, or other documents may be reviewed and/or obtained by contacting the Community Planning and Development Department by telephone (425) 837-3100 or electronic mail CPD@Issaquahwa.gov.

III. BACKGROUND/PROPOSAL

Medici Architects proposes to construct a 16-unit townhome project within three individual buildings on a currently vacant lot measuring approximately 24,898 square feet. Units would range from approximately 1,500 square feet to 2,000 square feet, and all units would be designed with rear-loading garages with a common driveway providing access to the garages. Improvements to support the development include wet and dry utilities; 29 vehicular private parking spaces; seven bicycle parking spaces, one motorcycle parking space; and landscaping to comprise of street trees, on-site trees, shrubs, and groundcovers.

The project would also involve circulation improvements including a Through Block Passage measuring 20 feet in width; and frontage improvements consisting of an eight-foot sidewalk, six-foot landscape strip, eight-foot parking lane, five-foot bicycle lane, and 10-foot travel lane.

IV. REVIEW OF THE ENVIRONMENTAL CHECKLIST

The following lists the elements contained within the Environmental Checklist submitted for the proposed project. The numbers in the staff evaluation correspond to the numbers in the Environmental Checklist. If staff concurs with the applicant's response, this is so stated. If the response to a particular item in the checklist is found to be inadequate or clarification is needed, there is additional staff comment and evaluation.

A. BACKGROUND

1: The unit count was reduced from 18 to 16.

2 – 5: Concur with the checklist.

6: Construction permits have not yet been submitted and accepted by the City, so the proposed timing of construction is unknown at this time.

7: Concur with the checklist.

8: A Floodplain Analysis shall be provided with the submittal of the construction permits.

9: Concur with the checklist.

10: An Administrative Site Development Permit and Lot Line Adjustment are being reviewed concurrent with the SEPA Environmental Checklist. Construction-related permits include a clearing and grading permit (Site Work), building permits for the structures, a Flood Hazard Permit, and a landscape permit. Right-of-way permits may also be necessary.

11 – 12: Concur with the checklist.

B. ENVIRONMENTAL ELEMENTS

1. Earth
a – h: Concur with the checklist.

2. Air
a – f: Concur with the checklist.

g: Modifications to the site have reduce the impervious surface from 90 percent to approximately 75 percent.

h: Concur with the checklist.

3. Water
a (1): Issaquah Creek is located approximately 743 feet from the eastern-most property line of the site to the stream.

a (2) – (4): Concur with the checklist.

a (5): More than 50 percent of the site is covered by Zone AE.

a (6): Concur with the checklist.

b (1) – (2): Concur with the checklist.

c (1): The project shall meet all 2014 Ecology Storm Water Management Manual for Western Washington and the 2017 City of Issaquah Addendum for drainage requirements. All impacts associated with drainage will be mitigated as part of the construction permit(s).

c (2) – (3): Concur with the checklist.

4. Plants

a – d: Concur with the checklist.

e: Staff has observed Japanese Knotweed around a large portion of the property.

5. Animals

a – c: Concur with the checklist.

d: Construction storage, stockpiling, vehicle parking, or similar activities shall not occur in critical areas or their buffers at any time. All construction will comply with the 2014 Ecology Storm Water Management Manual for Western Washington and the 2017 City of Issaquah Addendum.

e: Concur with the checklist.

6. Energy and Natural Resources

a – c: Concur with the checklist.

7. Environmental Health

a (1) – (5): Concur with the checklist.

b (1): Concur with the checklist.

b (2): The project shall be subject to the City's noise control provisions. Construction hours shall be subject to Issaquah Municipal Code (IMC) 16.35. Compliance with applicable local, state and federal noise regulations would mitigate any potential adverse noise impacts associated with the project.

b (3): Concur with the checklist.

8. Land and Shoreline Use

a – h: Concur with the checklist.

i: The number of units has been reduced from 18 to 16 with a mix of two and four-bedroom units.

j – m: Concur with the checklist.

9. Housing
 a: The number of units has been reduced from 18 to 16 with a mix of two and four-bedroom units.

 b – c: Concur with the checklist.
10. Aesthetics
 a: Proposed materials include composite shingle roof, Hardie shingle siding, Hardie plan lap siding, exposed brick siding, and concrete.

 b – c: Concur with the checklist.
11. Light and Glare
 a – d: Concur with the checklist.
12. Recreation
 a: The City Parks facility being referred to is the Maple-Juniper Trail.

 b – c: Concur with the checklist.
13. Historic and Cultural Preservation
 a – c: Concur with the checklist.
14. Transportation:
 a – b: Concur with the checklist.

 c: Approximately 29 vehicular parking spaces and one motorcycle parking space are proposed.

 d: The applicant shall be responsible for pavement restoration upon completion of circulation-related improvements.

 e – h: Concur with the checklist.
15. Public Services
 a – b: The application shall be subject to impact and mitigation fees to be determined and assessed with the review of construction permit(s).
16. Utilities
 a – b: Concur with the checklist.

IV. PUBLIC COMMENTS

Public notification was provided in accordance with the applicable provisions of the IMC. As of the date of the preparation of this report Staff received one (1) question in response to the public notification but it was unrelated to this proposal.

VI. CONCLUSION

The City of Issaquah has determined that this proposal will not have a probable significant adverse impact on the environment and pursuant to WAC 197-11-350 a Mitigated Determination of

Nonsignificance (MDNS) is issued for this project.

The MDNS is based on impacts identified within the environmental checklist, attachments, and this Final Staff Evaluation for Application SEP20-00004, and is supported by plans, policies, and regulations formally adopted by City of Issaquah for the exercise of substantive authority under SEPA to approve, condition, or deny proposed actions.

Daniel Martinez, AICP | Associate Planner

June 11, 2021

Date

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Locust Street 18-Unit Townhomes**
2. Name of applicant: **DRM Properties** **Mark McFadyen**
411 5th Street
3. Address and phone number of applicant and contact person: **Anacortes, WA 98221**
206-755-6041

4. Date checklist prepared: **04-24-2020**

5. Agency requesting checklist: **City of Issaquah**

6. Proposed timing or schedule (including phasing, if applicable):
Summer 2020

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Geotechnical report prepared by GEO Group NW, Inc. dated 04-22-2015.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None known.

10. List any government approvals or permits that will be needed for your proposal, if known.
Administrative Site Development Permit (ASDP) & building permit.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Construct 18 new Townhomes and associated infrastructure.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Parcels #8843900530 & #8843900531. Refer to site plan for vicinity map.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

5%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Briscot silt loam (Br) & Sammamish silt loam (Sh).

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None Known.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **478 CY cut. 478 CY structural fill Structural fill per Geo Group NW report. Approx 31,860 SF land disturbance.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Given the relatively flat slope (average = 0.7%), erosion is not anticipated.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

90%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Implementation of erosion and sediment control BMP's. Refer to TESC plan/report.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Exhaust from construction equipment. Quantities are unknown.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Issaquah Creek is located 800' to the east of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes .

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No .

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No .

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None .

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff generated from the site will be collected and conveyed to the existing public conveyance system to the northwest of the project site.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No .

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No .

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Stormwater runoff generated from the site will be collected and conveyed to the existing public conveyance system to the northwest of the project site.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

A few trees will be removed. A portion of the lawn area will also be removed.

c. List threatened and endangered species known to be on or near the site.

None known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

TBD

e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.

None known.

c. Is the site part of a migration route? If so, explain.

None known.

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

None known.

6. *Energy and Natural Resources* [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and solar.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

None.

7. *Environmental Health* [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Diesel fuel.

- 4) Describe special emergency services that might be required.

None anticipated.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

A spill kit shall be kept on-site during construction

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term construction noise generated by equipment.

- 3) Proposed measures to reduce or control noise impacts, if any:

None anticipated.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Adjacent uses include a vacant commercial lot and a recycle center. These properties will not be affected by this proposal.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
No.
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No.
- c. Describe any structures on the site.
None.
- d. Will any structures be demolished? If so, what?
No.
- e. What is the current zoning classification of the site?
Mix Use Residential
- f. What is the current comprehensive plan designation of the site?
N/A
- g. If applicable, what is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No.
- i. Approximately how many people would reside or work in the completed project?
There will be 18 units.
- j. Approximately how many people would the completed project displace?
None.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
N/A

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

18 units. Income level unknown.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

45'. Materials TBD

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A. The project will comply with the City of Issaquah design codes.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?

City Parks.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Unknown.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

King County iMap

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Implementation of best management practices for sedimentation erosion control.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will be accessed from 7th Avenue NW via a new driveway.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest bus stop is located on NW Gilman Blvd. & 7th Avenue NW approximately 700' to the north of the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

28 spaces will be provided. Eliminated spaces unknown.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements are a part of this project and include; road widening, curb, sidewalk and landscaping along 7th Ave. and Locust St.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

An estimated 36 vehicular trips per day would be generated.

Percentage of heavy vehicles is unknown. A default of 2% is typical (Synchro 8 by Trafficware).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The utilities proposed for this project include;


Water - Issaquah Public Works

Sewer - Issaquah Public Works

Electric - Puget Sound Energy

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Name of signee Keith Litchfield
Position and Agency/Organization Owner, Litchfield Engineering
Date Submitted: 8-11-2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.